| 018.0 | 0003 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 977,600 / 977,600 |
| | | | | | USE VALUE: | 977,600 / 977,600 |
| | | | | | ASSESSED: | 977,600 / 977,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 43 | | ELIOT RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | COUTURE PAULA M & MICHAEL A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 43 ELIOT ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | COUTURE PAULA - |
| Owner 2: | - |
| Street 1: | 43 ELIOT ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Wood Shingle Exterior and 3009 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6813.000 | 446,900 | | 530,700 | 977,600 |
| Total Card | 0.156 | 446,900 | | 530,700 | 977,600 |
| Total Parcel | 0.156 | 446,900 | | 530,700 | 977,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.87 /Parcel: 324.87

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 12667

**GIS Ref**

**GIS Ref**

**Insp Date** 11/08/17

!1514!

## PREVIOUS ASSESSMENT

Parcel ID 018.0-0003-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 446,900 | 0 | 6,813. | 530,700 | 977,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 434,200 | 0 | 6,813. | 530,700 | 964,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 434,200 | 0 | 6,813. | 530,700 | 964,900 | 964,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 306,800 | 0 | 6,813. | 686,800 | 993,600 | 993,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 306,800 | 0 | 6,813. | 437,100 | 743,900 | 743,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 306,800 | 0 | 6,813. | 399,600 | 706,400 | 706,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 306,800 | 0 | 6,813. | 324,700 | 631,500 | 631,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 294,500 | 0 | 6,813. | 324,700 | 619,200 | 619,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/29/21 | 20:06:19 |

**LAST REV**

| Date | Time |
|---|---|
| 12/07/20 | 10:36:41 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1514

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| COUTURE PAULA, | 1565-160 | 1 | 11/23/2020 | Convenience | 1 | No | No | | |
| COUTURE MICHAEL | 1318-139 | | 4/27/2006 | Family | 1 | No | No | | |
| FREEMAN DAVID | 1165-39 | | 12/6/1996 | | 289,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/13/2005 | 608 | Wood Dec | 5,500 | | | G7 | GR FY07 | add 13 x 12 deck |
| 11/20/2003 | 1034 | Addition | 254,000 | | | G6 | GR FY06 | |
| 4/12/2001 | 203 | Re-Roof | 2,500 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/8/2017 | MEAS&NOTICE | BS | Barbara S |
| 5/6/2009 | Measured | 372 | PATRIOT |
| 6/28/2005 | Permit Visit | BR | B Rossignol |
| 11/6/2000 | Hearing N/C | 264 | PATRIOT |
| 10/12/1999 | Mailer Sent | | |
| 10/12/1999 | Measured | 243 | PATRIOT |
| 12/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 12667 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6813 | | Sq. Ft. | Site | | 0 | 85. | 0.92 | 2 | | | | | | | | | 530,732 | | | | | | 530,700 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.15640 | Total SF/SM: | 6813 | Parcel LUC: | 101 | One Family | Prime NB Desc | KEL/MANOR | Total: | 530,732 | Spl Credit | | Total: | 530,700 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 8 - Brick Veneer | 10 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | k - Kelwyn Manor | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1938 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 140.00 |
| Size Adj.: | 1.05291629 |
| Const Adj.: | 1.00041723 |
| Adj $ / SQ: | 147.470 |
| Other Features: | 112305 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 548983 |
| Depreciation: | 102111 |
| Depreciated Total: | 446872 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

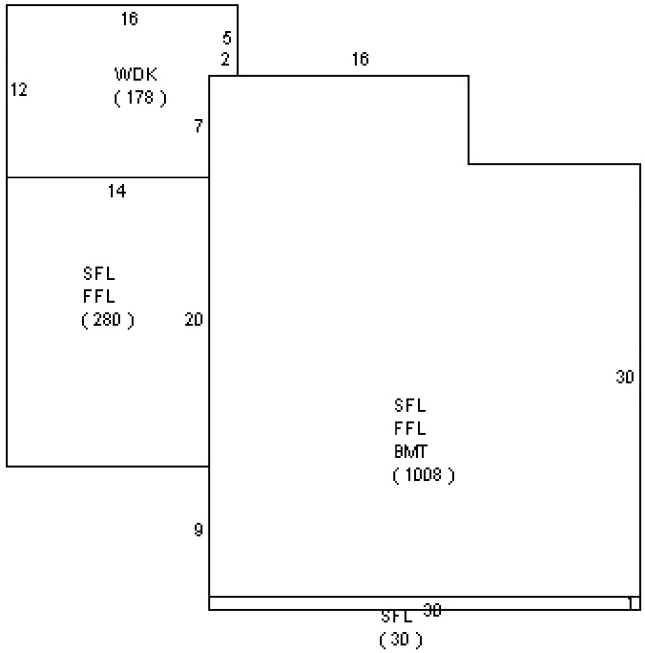
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2003 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 147.47 |
| Special Features: | 0 | Val/Su Net: | 117.85 |
| Final Total: | 446900 | Val/Su SzAd | 171.49 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,318 | 147.470 | 194,365 |
| FFL | First Floor | 1,288 | 147.470 | 189,941 |
| BMT | Basement | 1,008 | 49.900 | 50,303 |
| WDK | Deck | 178 | 11.620 | 2,069 |

| Net Sketched Area: | 3,792 | Total: | 436,678 |
|---|---|---|---|
| Size Ad | 2606 | Gross Area | 3792 | FinArea | 3009 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 40 | F | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

018.0-0003-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8x14 | A | AV | 2008 | 0.00 | T | 8.8 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

*AssessPro* Patriot Properties, Inc